

Shedd 97377

ZIP code · OR · Oregon > Linn County > Shedd

SELLER'S MARKET

\$550K

MEDIAN SALE PRICE

-1.6%

1-YR CHANGE

10

SALES (12 MO)

\$562K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

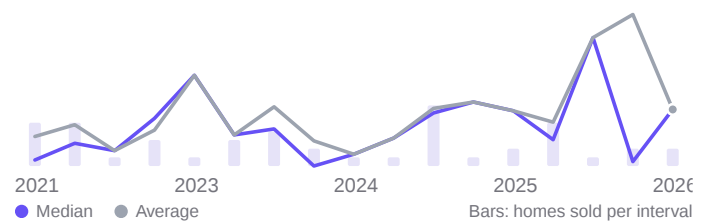
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$550K · Average \$550K

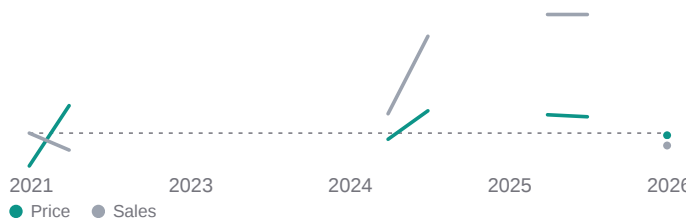


Growth (year over year)

Price -1.6% · Sales -9.1%

Price per square foot

\$223/ft²

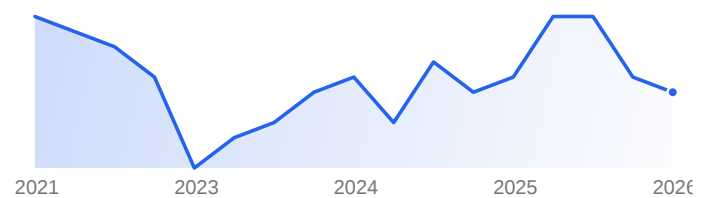


Sale premium vs estimated value

-1.1%

Annual turnover (share of homes sold)

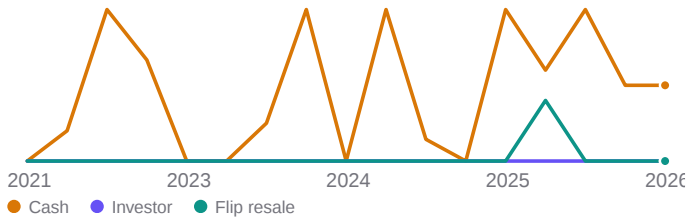
2.2%



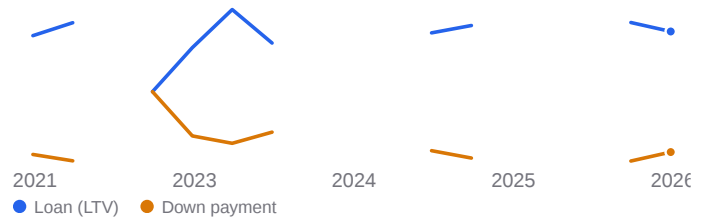
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

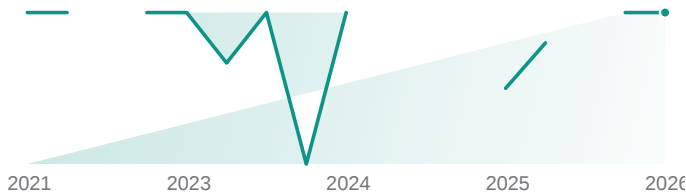


Financing (share of purchase price) Loan (LTV) 91% · Down payment 9.1%



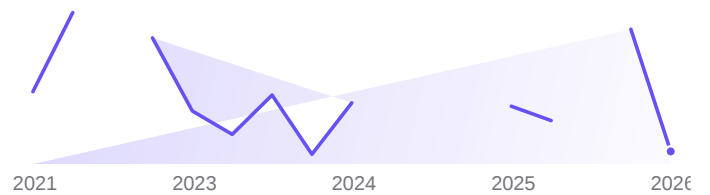
Sellers who sold at a gain

100%



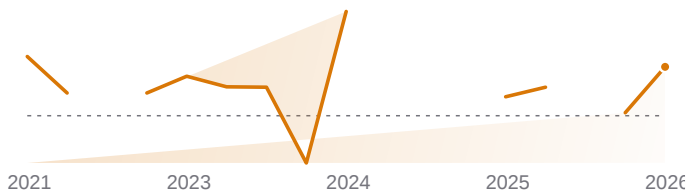
Typical hold before selling

5.4 yrs



Median annualized return at resale

+11.8%



HOUSING STOCK

Homes	446
Median value (AVM)	\$562K
Median size	1,705 ft²
Median bedrooms	3
Median year built	1976
Single family	59%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	2.8%
Owner occupied	68%
Company owned	26%
Median loan-to-value	36%
Typical ownership tenure	14.8 yrs

COMMUNITY

Population	782
Density	18 / mi²
Median household income	\$113K
Average household income	\$119K
Crime index (US avg 100)	135
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	143
Homes occupied	94%
Bachelor's or higher	17%
Poverty rate	10.8%
Unemployment	1.6%
Average temp	53°F
Annual precip	44 in
Sunshine	48%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.